



**CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS**

**Regular Meeting Agenda
Monday, June 10, 2013
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

This is a draft agenda.

The requested waivers are subject to change prior to the hearing.

The deadline for submitting letters of support or objection is the Wednesday prior to the meeting, June 5th at 5:00 p.m.

A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Old Business

ITEM 1 – Docket Number: 047-13

Applicant or Agent: Harvey Warren
Property Location: 3914 Marais Street **Zip:** 70117
Bounding Streets: Saint Claude Avenue, Alvar, Bartholomew, and Marais Sts.
Square Number: 410 **Lot:** A
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to a single-family residence within the required side yard setback (**AFTER THE FACT**).

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Depth of Side Yard

Required: 3 ft. Provided: 0 ft. Waiver: 3 ft.

ITEM 2 – Docket Number: 059-13

Applicant or Agent: Matthew Morgan Wisdom and Ginny Emory
Property Location: 2507 Prytania Street **Zip:** 70130
Bounding Streets: Saint Charles Avenue, 2nd, 3rd & Prytania St.
Square Number: 214 **Lot:** A-1
Zoning District: RD-2 Two-Family Residential **ZBM:** C-15
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit construction of a circular drive in the required front yard setback, with off-street parking provided in the required front yard setback and excessive paving of the front yard area.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: Not Permitted Proposed: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Permitted: ≤ 40% (968 sq. ft.) Proposed: 67.3 % (1,630 sq. ft.) Waiver: 23.3% (662 sq. ft.)

ITEM 3 – Docket Number: 040-13

Applicant or Agent: Wilbert Tapp, Jr.
Property Location: 3440 Catalina Drive **Zip:** 70114
Bounding Streets: Catalina Dr., Flanders St., Caesar Dr., Wall Blvd., & Magellan Canal
Zoning District: RD-2 Two-Family Residential District **ZBM:** E-16
Historic District: N/A **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** A
Proposed Use: Single-Family Residence **Lot Number:** 5

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the elevation of a single-family residence resulting in the elimination of the required off-street parking space (**AFTER THE FACT**).

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)

Permitted: ≤ 40% Proposed: ~60% Waiver: ~20%

ITEM 4 – Docket Number: 046-13

Applicant or Agent: Cityland Properties, LLC
Property Location: 2301 Canal Street **Zip:** 70119
Bounding Streets: Canal, N. Tonti, Iberville, & N. Miro Sts.
Zoning District: RO-1 General Office District & ICUC **ZBM:** C-13
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 303
Proposed Use: Mixed-Use (Commercial & Multi-Family) **Lot Number:** 24 & 25

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a mixed-use building including commercial and residential uses with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Area (Nine Units)

Required: 9,000 sq. ft. Proposed: 6,175 sq. ft. Waiver: 2,825 sq. ft.

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 17 Spaces Proposed: 6 Spaces Waiver: 11 Spaces

C. Director of Safety and Permits Decision Appeals – Old Business

None

D. BZA Dockets – New Business

ITEM 5 – Docket Number: 084-13
Applicant or Agent: Cora C. Rock
Property Location: 840 Clouet Street **Zip:** 70117
Bounding Streets: Burgundy, Dauphine, Montegut, & Clouet Sts.
Square Number: 251 **Lot:** 9A or 21
Zoning District: RD-3 Two-Family Residential **ZBM:** D-14
Historic District: Bywater Local Historic **Planning District:** 7
Existing Use: Commercial
Proposed Use: Commercial/Two-Family Residential

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to an existing building with two (2) residential units with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Lot Area per Dwelling Unit (Two-Family)

Required: 3,600 sq. ft. Provided: 2,614 sq. ft. Waiver: 986 sq. ft.

ITEM 6 – Docket Number: 085-13
Applicant or Agent: Jacson DaSilva
Property Location: 1627 Tricou Street **Zip:** 70117
Bounding Streets: N. Claiborne Ave., Tricou St., N. Derbigny St., & Delery St.
Square Number: 697 **Lot:** 18
Zoning District: RD-3 Two-Family Residential **ZBM:** F-14
Historic District: N/A **Planning District:** 8
Existing Use: Single-Family
Proposed Use: Single-Family w/accessory structure

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(1), and Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with insufficient minimum side yard setback from an interior side property line, and excessive coverage of the required rear yard area.

Requested Waivers:

Section 15.5.12(1) – Accessory Structures – Side Yard Setback

Required: 3’ Proposed: 0’ Waiver: 3’

Section 15.5.12(2) – Accessory Structures – Rear Yard Coverage

Permitted: ≤ 40% (320 sq. ft.) Proposed: 62.5% (500 sq. ft.) Waiver: 22.5% (180 sq. ft.)

ITEM 7 – Docket Number: 086-13

Applicant or Agent: Hedy Duplessis **Zip:** 70117

Property Location: 1422-24 Andry Street

Bounding Streets: Andry, N. Villere, Eganina, & N. Robertson Sts.

Square Number: 579 **Lot:** 6

Zoning District: RD-2 Two-Family Residential **ZBM:** E-14

Historic District: N/A **Planning District:** 8

Existing Use: Two-Family Residence

Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum depth of rear yard (**AFTER THE FACT**).

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

Required: 20’ Proposed: 16’ 10³/₈” Waiver: 3’ 1⁵/₈”

ITEM 8 – Docket Number: 087-13

Applicant or Agent: Jonathan W. Sherwood **Zip:** 70115

Property Location: 4807 Laurel Street

Bounding Streets: Laurel, Bordeaux, Lyons, & Constance Sts.

Square Number: 178 **Lot:** 23

Zoning District: M-2 Multi-Family Residential **ZBM:** B-15

Historic District: N/A **Planning District:** 3

Existing Use: Vacant Lot

Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit, and insufficient off-street parking.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Area per Dwelling Unit (Two-Family)

Required: 3,500 sq. ft. Proposed: 2,940 sq. ft. Waiver: 560 sq. ft.

Section 15.2.1 (Table 15.A) – Off-Street Parking (Two-Family)

Required: 2 Spaces

Proposed: 0 Spaces

Waiver: 2 Spaces

ITEM 9 – Docket Number: 088-13

Applicant or Agent: Jayne Grady-Reitan

Property Location: 371 Broadway Street

Zip: 70118

Bounding Streets: Broadway, Pitt, Audubon, & Garfield Sts.

Square Number: 47

Lot: 12

Zoning District: RS-2 Single-Family Residential

ZBM: A-14

Historic District: N/A

Planning District: 3

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence w/detached accessory structure

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2), and Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with insufficient minimum setback from a rear property line, and insufficient minimum setback from a corner lot side property line.

Requested Waivers:

Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yards)

Required: 3’

Proposed: 2’

Waiver: 1’

Section 15.5.12(3) – Accessory Buildings and Structures (Corner Lots)

Required: 10’

Proposed: 0’

Waiver: 10’

ITEM 10 – Docket Number: 089-13

Applicant or Agent: Tanesha Abdin

Property Location: 3224 Frey Place

Zip: 70119

Bounding Streets: Frey Pl., Desaix Pl., & Castine St.

Square Number: A

Lot: 9

Zoning District: RS-2 Single-Family Residential

ZBM: D-12

Historic District: N/A

Planning District: 4

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the elevation of a single-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces

Provided: 0 Spaces (1 Grandfathered)

Waiver: 1 Space

ITEM 11 – Docket Number: 090-13
Applicant or Agent: Stanhope P., and Anne S. Turnbull
Property Location: 519-21A and 521B Dufossat Street **Zip:** 70115
Bounding Streets: Dufossat St., Tchoupitoulas St., Soniat St., & Annunciation St.
Square Number: 124 **Lot:** R
Zoning District: RM-2 Multi-Family Residential **ZBM:** B-15
Historic District: N/A **Planning District:** 3
Existing Use: Two Main Uses
Proposed Use: Two Main Uses

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, and Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence and single-family second main use with excessive number of main uses, insufficient minimum depth of front yard, and insufficient minimum depth of rear yard.

Requested Waiver:

Section 1.4 – Location on a Lot of Record

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

Section 4.9.7 (Table 4.I) – Minimum Depth of Front Yard

Required: 20' Proposed: 7.69' Waiver: 12.31'

Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard

Required: 20' Proposed: 2.3' Waiver: 16.7'

ITEM 12 – Docket Number: 091-13
Applicant or Agent: Craig and Courtney Wills
Property Location: 6101 Memphis Street **Zip:** 70124
Bounding Streets: Germain St., Memphis St., French St., & Gen. Diaz St.
Square Number: 288 **Lot:** E
Zoning District: RD-3 Two-Family Residential **ZBM:** C-11
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5(3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum width of a corner lot side yard.

Requested Waiver:

Section 15.5.8(3) – Front Yards

Required: 10' Proposed: 4'4" Waiver: 5'8"

ITEM 13 – Docket Number: 092-13
Applicant or Agent: Richard Vitale
Property Location: 7610 Benjamin Street **Zip:** 70118
Bounding Streets: Hillary St., Adams St., Dominican St., & Hurst St.
Square Number: 39 **Lot:** F
Zoning District: RD-2 Two-Family Residential **ZBM:** A-14
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to an existing single-family residence with insufficient minimum width of side yard.

Requested Waiver:

Section 4.5.7 (Table 4.F) – Minimum Width of Side Yard

Required: 3’ Proposed: 1’3” Waiver: 1’9”

ITEM 14 – Docket Number: 093-13
Applicant or Agent: William P. Benjamin, Jr.
Property Location: 374 Walnut Street **Zip:** 70118
Bounding Streets: Walnut St., Audubon St., Prytania St., & Pitt St.
Square Number: 41 **Lots:** 13, 14, Pt 15
Zoning District: RS-2 Single-Family Residential **ZBM:** A-14
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with excessive maximum height.

Requested Waiver:

Section 15.5.12(4) – Accessory Structures (Height)

Permitted: ≤ 14’ Proposed: 25’4” Waiver: 11’4”

ITEM 15 – Docket Number: 094-13
Applicant or Agent: Dr. Nicholas G. Pejic, MD
Property Location: 1301-09 Antonine Street **Zip:** 70115
Bounding Streets: Antonine St., Chestnut St., Foucher St., & Coliseum St.
Square Number: 280 **Lots:** 7, 8
Zoning District: MS – Medical Services **ZBM:** B-15

Historic District: N/A
Existing Use: Offices
Proposed Use: Offices

Planning District: 2

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to an existing office building with insufficient off-street parking.

Requested Waivers:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 10 Spaces Proposed: 6 Spaces Waiver: 4 Spaces

ITEM 16 – Docket Number: 095-13

Applicant or Agent: Marie, Sandra, Michelle, and Anthony Porrovecchio
Property Location: 6958 Fleur De Lis Drive **Zip:** 70124
Bounding Streets: Bellaire Dr., Hay Pl., Stafford Pl., & Fleur De Lis Dr.
Square Number: 28 **Lots:** 1, 2, 3 (Proposed 1-A)
Zoning District: LRS-1 Lakeview Single-Family **ZBM:** C-10
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the subdivision of Lots 1, 2, and 3 into Lot 1-A with insufficient minimum lot area, insufficient minimum lot depth, insufficient minimum depth of rear yard, and insufficient off-street parking.

Requested Waivers:

Section 9A.1.7 (Table 9.A) – Minimum Lot Area (Single-Family)

Required: 5,000 sq. ft. Proposed: 3,600 sq. ft. Waiver: 1,400 sq. ft.

Section 9A.1.7 (Table 9.A) – Minimum Lot Depth

Required: 90' Proposed: 60' Waiver: 30'

Section 9A.1.7 (Table 9.A) – Minimum Depth of Rear Yard

Required: 20' Proposed: 0' Waiver: 20'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 17 – Docket Number: 096-13

Applicant or Agent: Marie, Sandra, Michelle, and Anthony Porrovecchio
Property Location: 300 Hay Place **Zip:** 70124
Bounding Streets: Bellaire Dr., Hay Pl., Stafford Pl., & Fleur De Lis Dr.

Square Number:	28	Lots: 1, 2, 3 (Proposed 2-A)
Zoning District:	LRS-1 Lakeview Single-Family	ZBM: C-10
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the subdivision of Lots 1, 2, and 3 into Lot 2-A with insufficient minimum lot area, insufficient minimum lot depth, insufficient minimum depth of front yard, insufficient minimum depth of rear yard, and insufficient minimum width of side yard (Fleur De Lis Drive side).

Requested Waivers:

Section 9A.1.7 (Table 9.A) – Minimum Lot Area (Single-Family)

Required: 5,000 sq. ft.	Proposed: 3,600 sq. ft.	Waiver: 1,400 sq. ft.
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Section 9A.1.7 (Table 9.A) – Minimum Lot Depth

Required: 90’	Proposed: 60’	Waiver: 30’
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Section 9A.1.7 (Table 9.A) – Minimum Depth of Front Yard

Required: 20’	Proposed: 10.5’	Waiver: 9.5’
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Section 9A.1.7 (Table 9.A) – Minimum Depth of Rear Yard

Required: 20’	Proposed: 4’	Waiver: 16’
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Section 9A.1.7 (Table 9.A) – Minimum Width of Side Yard (Fleur De Lis Drive side)

Required: 4’	Proposed: 0’	Waiver: 4’
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ITEM 18 – Docket Number: 097-13

Applicant or Agent:	World Class Investments, LLC	
Property Location:	1038 Bartholomew Street	Zip: 70117
Bounding Streets:	St. Claude Ave., N. Rampart St., Alvar St., & Bartholomew St.	
Square Number:	354	Lot: E
Zoning District:	B-1A Neighborhood Business	ZBM: E-14
Historic District:	Bywater Local Historic	Planning District: 7
Existing Use:	Vacant Lot	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for a variance from the provisions of Article 5, Section 5.5.7 (Table 5.E), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, insufficient minimum width of side yard (North Rampart Street side), and insufficient off-street parking.

Requested Waiver:

Section 5.5.7 (Table 5.E Note 1) – Minimum Depth of Front Yard

Required: 20’	Proposed: 0’	Waiver: 20’
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Section 5.5.7 (Table 5.E) – Minimum Width of Side Yard (North Rampart Street side)

Required: 5’	Proposed: 3’	Waiver: 2’
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 Space

Proposed: 0 Spaces

Waiver: 1 Space

ITEM 19 – Docket Number: 098-13

Applicant or Agent: James, Evelyn, and Gary Sticker

Property Location: 6400 Argonne Boulevard

Zip: 70114

Bounding Streets: Bragg St., Lane St., Marshall Foch St., & Argonne Blvd.

Square Number: 213

Lots: 36, 37

Zoning District: LRS-1 Lakeview Single-Family

ZBM: C-13

Historic District: N/A

Planning District: 5

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to a single-family residence with insufficient minimum aggregate width of side yards.

Requested Waivers:

Section 9A.1.7 (Table 9.A) – Minimum Aggregate Width of Side Yards

Required: 20% (10')

Proposed: 14% (7')

Waiver: 6% (3')

ITEM 20 – Docket Number: 099-13

Applicant or Agent: NONDC-NSP2 Project, LLC, and Harmony Neighborhood Development

Property Location: 1518 LaSalle Street

Zip: 70113

Bounding Streets: Martin Luther King, Jr. Blvd., LaSalle, S. Liberty, & Terpsichore Sts.

Square Number: 352

Lot: 14 or 20

Zoning District: RM-4 Multi-Family Residential

ZBM: C-14

Historic District: N/A

Planning District: 2

Existing Use: Vacant Lot

Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient aggregate width of side yards, and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards

Required: 20% (6.4')

Proposed: 18.75% (6')

Waiver: 1.25% (.4')

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces

Proposed: 0 Spaces

Waiver: 2 Spaces

ITEM 21 – Docket Number: 100-13

Applicant or Agent: NONDC-NSP2 Project, LLC, and Harmony Neighborhood Development
Property Location: 1522 LaSalle Street **Zip:** 70113
Bounding Streets: Martin Luther King, Jr. Blvd., LaSalle, S. Liberty, & Terpsichore Sts.
Square Number: 352 **Lot:** 15 or 19
Zoning District: RM-4 Multi-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient aggregate width of side yards, and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards

Required: 20% (6.4')	Proposed: 18.75% (6')	Waiver: 1.25% (.4')
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces	Proposed: 0 Spaces	Waiver: 2 Spaces
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ITEM 22 – Docket Number: 101-13

Applicant or Agent: NONDC-NSP2 Project, LLC, and Harmony Neighborhood Development
Property Location: 1604 LaSalle Street **Zip:** 70113
Bounding Streets: Felicity, LaSalle, S. Liberty, & Terpsichore Sts.
Square Number: 353 **Lot:** 13
Zoning District: RM-4 Multi-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient lot area per dwelling unit (two-family), insufficient aggregate width of side yards, and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Lot Area (Two-Family)

Required: 3,500 sq. ft.	Proposed: 2,976 sq. ft.	Waiver: 524 sq. ft.
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Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards

Required: 20% (6.4')	Proposed: 18.75% (6')	Waiver: 1.25% (.4')
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces	Proposed: 0 Spaces	Waiver: 2 Spaces
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ITEM 23 – Docket Number: 102-13
Applicant or Agent: NONDC- Conventionally Financed Projects, LLC, and Harmony Neighborhood Development
Property Location: 2105 Josephine Street **Zip:** 70113
Bounding Streets: Josephine St., Simon Bolivar Blvd., St. Andrew St., & S. Saratoga St.
Square Number: 297 **Lot:** I
Zoning District: RM-4 Multi-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
 This request is to permit the construction of a two-family residence with insufficient aggregate width of side yards, and insufficient off-street parking.

Requested Waivers:
Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards
 Required: 20% (6.38’) Proposed: 18.75% (6’) Waiver: 1.25% (.38’)
Section 15.2.1 (Table 15.A) – Off-Street Parking
 Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

ITEM 24 – Docket Number: 103-13
Applicant or Agent: NONDC-NSP2 Project, LLC, and Harmony Neighborhood Development
Property Location: 2212 LaSalle Street **Zip:** 70113
Bounding Streets: LaSalle St., Jackson Ave., S. Liberty St., & Philip St.
Square Number: 353 **Lot:** 13
Zoning District: RM-4 Multi-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
 This request is to permit the construction of a two-family residence with insufficient minimum depth of front yard, and insufficient off-street parking.

Requested Waivers:
Section 4.12.7 (Table 4.L) – Minimum Depth of Front Yard
 Required: 20’ or Block Face Average Proposed: 14’ Waiver: 6’
Section 15.2.1 (Table 15.A) – Off-Street Parking
 Required: 2 Spaces Proposed: 1 Space Waiver: 1 Space

Bounding Streets: Martin Luther King, Jr. Blvd., S. Liberty, Terpsichore, & LaSalle Sts.
Square Number: 352 **Lot:** 7
Zoning District: RM-4 Multi-Family Residential **ZBM:** C-14
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient aggregate width of side yards, and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Minimum Aggregate Width of Side Yards

Required: 20% (6.2') Proposed: 19.35% (6') Waiver: .65% (.2')

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

ITEM 28 – Docket Number: 107-13

Applicant or Agent: Jericho Road Episcopal Housing, LLC
Property Location: 2015-17 Seventh Street **Zip:** 70115
Bounding Streets: Seventh St., S. Saratoga St., Sixth St., & Danneel St.
Square Number: 282 **Lot:** D
Zoning District: RM-4 Multi-Family Residential **ZBM:** B-15
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Proposed: 1 Space Waiver: 1 Space

ITEM 29 – Docket Number: 108-13

Applicant or Agent: Jericho Road Episcopal Housing, LLC
Property Location: 2041 Seventh Street **Zip:** 70115
Bounding Streets: Seventh St., S. Saratoga St., Sixth St., & Danneel St.
Square Number: 282 **Lot:** 1
Zoning District: RM-4 Multi-Family Residential **ZBM:** B-15
Historic District: N/A **Planning District:** 2

Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Spaces Proposed: 1 Space Waiver: 1 Space

ITEM 30 – Docket Number: 109-13
Applicant or Agent: Jericho Road Episcopal Housing, LLC
Property Location: 3213 South Saratoga **Zip:** 70115
Bounding Streets: S. Saratoga St., Toledano St., Harmony St., & Loyola St.
Square Number: 308 **Lot:** B
Zoning District: RM-4 Multi-Family Residential **ZBM:** B-15
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Spaces Proposed: 1 Space Waiver: 1 Space

ITEM 31 – Docket Number: 110-13
Applicant or Agent: Demetra Henderson
Property Location: 2429-33 North Claiborne Avenue **Zip:** 70117
Bounding Streets: N. Claiborne Ave., St. Roch Ave., N. Derbigny St., & Music St.
Square Number: 743 **Lot:** B-1
Zoning District: RD-3 Two-Family Residential **ZBM:** D-13
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient lot area per dwelling unit (two-family), and insufficient off-street parking.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Lot Area per Dwelling Unit (Two-Family)

Required: 3,600 sq. ft. Proposed: 2,766 sq. ft. Waiver: 834 sq. ft.

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Proposed: 0 Space Waiver: 2 Space

ITEM 32 – Docket Number: 111-13

Applicant or Agent: L. Sidney Charbonnet
Property Location: 2227 Chestnut Street **Zip:** 70130
Bounding Streets: Chestnut St., Philip St., Coliseum St., & Jackson Ave.
Square Number: 179 **Lot:** 17
Zoning District: RD-2 Two-Family Residential **ZBM:** C-15
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to a single-family residence with insufficient minimum depth of rear yard, and insufficient aggregate width of side yards.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 18’9” (Grandfathered) Provided: 17’9” Waiver: 1’

Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards

Required: 5’9” (Grandfathered) Provided: 5’ Waiver: 9”

ITEM 33 – Docket Number: 112-13

Applicant or Agent: Joseph Pedreira
Property Location: 3120-22 North Roman Street **Zip:** 70117
Bounding Streets: N. Derbigny St., Louisa St., Clouet St., & Industrial Ct.
Square Number: 788 **Lot:** 55
Zoning District: RD-3 Two-Family Residential **ZBM:** E-13
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum depth of rear yard, and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20' Proposed: 12' Waiver: 8'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Proposed: 0' Waiver: 2 Spaces

ITEM 34 – Docket Number: 113-13

Applicant or Agent: Lena Jimcoily
Property Location: 1630 Farragut Street **Zip:** 70114
Bounding Streets: Farragut St., Lawrence St., Saux Ln., & Shepard St.
Square Number: 10 **Lot:** 13
Zoning District: RD-2 Two-Family Residential **ZBM:** D-15
Historic District: N/A **Planning District:** 12
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 35 – Docket Number: 114-13

Applicant or Agent: Maria Levitsky
Property Location: 641 Caffin Avenue **Zip:** 70117
Bounding Streets: Caffin Ave., Royal St., Lamanche St., & Chartres St.
Square Number: 113 **Lot:** D
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District: Holy Cross Local Historic **Planning District:** 8
Existing Use: Vacant Residence
Proposed Use: Vacant Residence w/accessory structure

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with excessive height.

Requested Waiver:

Section 15.5.12(4) – Accessory Structures (Height)

Permitted: 14'

Proposed: 25'

Waiver: 11'

ITEM 36 – Docket Number: 115-13

Applicant or Agent:	Karen Webster	
Property Location:	6430 North Galvez Street	Zip: 70117
Bounding Streets:	N. Galvez St., Delery St., Valjean St., & Parish Line	
Square Number:	3	Lots: 18, 19
Zoning District:	RD-3 Two-Family Residential	ZBM: F-14
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with front yard parking.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Permitted: Not Permitted	Proposed: 1 Space	Waiver: 1 Space
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ITEM 37 – Docket Number: 116-13

Applicant or Agent:	Greg R., and Becky Johnson	
Property Location:	1404 Valmont Street	Zip: 70131
Bounding Streets:	Prytania St., Pitt St., Leontine St., & Valmont St.	
Square Number:	358	Lots: 1, 2
Zoning District:	RD-2 Two-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 6
Existing Use:	Single-Family Residence	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to a single-family residence with insufficient minimum width of corner lot side yard, insufficient minimum depth of rear yard, and off-street parking located within the required front yard area.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Width of Corner Lot Side Yard

Required: 10'	Proposed: 3'	Waiver: 7'
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Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20'	Proposed: 3'	Waiver: 17'
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Section 15.2.3 – Parking in Front Yards

Permitted: Not Permitted	Proposed: 1 Space	Waiver: 1 Space
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E. Director of Safety and Permits Decision Appeals

ITEM 38 – Docket Number: 117-13

Applicant or Agent:	Ali and Arlene Movahed	
Property Location:	4704-06 St. Charles Avenue	Zip: 70115
Bounding Streets:	St. Charles Ave., Valance St., Pitt St., & Bordeaux St.	
Square Number:	391	Lot: B1
Zoning District:	RS-1 Single-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	
Proposed Use:	Two-Family Residence	

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of an electrical permit for an additional electric meter and loss of non-conforming use.

ITEM 39 – Docket Number: 118-13

Applicant or Agent:	Louis J. Relle, Jr.	
Property Location:	843-45 Hidalgo Street	Zip: 70124
Bounding Streets:	Hidalgo St., Pontalba St., Vicksburg St., & Gen. Diaz St.	
Square Number:	10	Lots: 35, 36
Zoning District:	LRS-1 Lakeview Single-Family Residential	
Historic District:	N/A	ZBM: C-11
Existing Use:	Two-Family Residence	Planning District: 5
Proposed Use:	Two-Family Residence	

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding loss of non-conforming use.
